

**CITY OF NATCHITOCHES
PLANNING & ZONING COMMISSION
MINUTES OF FEBRUARY 4, 2020**

The Planning and Zoning Commission of the City of Natchitoches, Louisiana, met in regular session on Tuesday, February 4, 2020 at the Natchitoches Arts Center, 716 Second Street, Natchitoches, LA.

Members Present: Chairman Charles Whitehead, Ron Brown, Isaac Lewis, Jacob Cooper & Rickey McCalister

Members Absent: Jamie Flanagan, Bobby Claiborne & Michael Lewis

Staff Present: Juanita Fowler & Nicole Oakes

The meeting was called to order at 5:00 p.m. by Chairman Whitehead.

A quorum was established through a roll call.

Mr. McCalister moved to approve the minutes of the January 7, 2020 meeting. Mr. Brown seconded; the motion carried unanimously.

Old Business

- A. The City Council approved the application by Save the Children Federation Inc. to rezone the following: Lot Containing 1.132 Acres – Described as Situated in Block 10 Of Jacob Lieber Subdivision, No. 6 As Shown On Plat Recorded in Conveyance Book 614, Page 671 from R-3 Residence Multiple Family to R-3 Residence Multiple Family, Special Exception to operate the Save the Children Head Start. (1504 Gold St.)
- B. The City Council approved the application by Jenny Massia to rezone the following: Lot East Side Williams Avenue, 75 Feet Front By 371 Feet – 4 Inches, North By Corley And Thomas, West By Street, South By Lilly from R-1 Residential to R-1 Residential, Special Exception to operate a Bed & Breakfast. (219 Williams Ave.)

New Business

- A. Application by Jim Gibson to rezone the following: 4.567 Ac. In Sec. 81-9-7 S Side Robeline Hwy. Being N Part of Lot 5 On Map By Hyams, Less 0.082 of an Acre to Hwy. Dept., Less 1.1130 Ac. To Robert C. & Peggy Hughes, Et Al from B-2 Commercial to R-1 Residential Single-Family to conform with the current single-family use of the parcel (4273 University Parkway)

Mrs. Fowler stated that the application is from Jim and Dianne Gibson. She explained that the entire property was annexed into the city in 2003 as B-2 commercial. The property was acquired as one parcel. Jim Gibson subsequently subdivided the property but did not change the zoning. Therefore, the property that was one parcel is now two pieces. Mr. Jim Gibson's home resides on the portion of the property to be zoned for residential use. His request is to revert the zoning back to R-1 zoning but to allow the remaining portion of the property to continue as B-2 zoning.

Janice Bolton of Bolton Realty represented Jim Gibson. Mrs. Bolton stated that she had no additional comments.

Mr. McCalister asked if the other piece would remain commercial and asked about the zoning classifications of the surrounding properties.

Mrs. Fowler stated there is a combination of zoning surrounding the area. She made mention of areas located outside the city limits as well. Mrs. Fowler Juanita gave for example Sears shopping complex located across the street from the property as property located outside the city limits. She also stated that the corridor itself is within the city limits with a few properties adjacent to the corridor being located outside the city limits.

Mr. McCalister made motion approve the application. Mr. I. Lewis seconded, the motion carried unanimously.

Other New Business

A. None

Report of Office Activities

Mrs. Fowler stated that she has received inquiries for development projects. There is property between the Dollar Store on Keyser and Parkway Cinema that belongs Carol Rogers. The Commission entertained a subdivision of property for the purchase of the Dollar Store. It was made very clear subdivision would leave an irregular shaped property that might be developed in the future. Mrs. Fowler stated that she received an inquiry about the property from an investment company for a restaurant.

Chairman Whitehead stated that he made comments about the need for comprehensive plans for the irregular shaped property.

Mrs. Fowler stated that Hobby Lobby has now acquired the property on Keyser Ave. and will present at the March meeting.

Mr. McCalister made a motion to adjourn the meeting. Mr. Cooper seconded; the motion carried unanimously.



Charles Whitehead, III, Chairman